

Costa Mesa Zoning Code

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX**

| LAND USES | Z O N E S | | | | | | | | | | | | | | | | | | | | |
|---|----------------|------------------|------------------|----------------|--------|--------|--------|----------------|--------------------------|---------------------|--------|--------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | |
| 1. Single-family dwellings (single housekeeping units) | P ⁴ | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P | P | • | • | • |
| 2. Multi-family dwellings | • | P | P | P | • | • | • | • | • | P | • | • | P | P | P | P | P | P | • | • | • |
| 2.1 Common interest developments, residential | • | P | P | P | • | • | • | • | • | P | • | • | P | P | P | P | P | P | • | • | • |
| 2.2 Small lot subdivisions, residential | • | P | P | P | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 3. Mobile home parks | • | C | C | C | • | • | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • |
| 4. Boardinghouse, large | • | C | C | C | • | • | • | • | • | • | • | • | • | C | C | C | C | C | • | • | • |
| 5. Boardinghouse, small | P | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P | P | • | • | • |
| 6. Residential care facility (6 or fewer persons – State licensed) | P | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P | P | P | • | • |
| 7. Residential service facility (6 or fewer persons – not State licensed) | P | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P | P | P | • | • |
| 8. Residential care facility (7 or more persons – State licensed) | • | C | C | C | • | • | • | • | • | • | • | • | • | C | C | C | C | C | P | • | • |
| 9. Residential service facility (7 or more persons – not State licensed) | • | C | C | C | • | • | • | • | • | • | • | • | • | C | C | C | C | C | P | • | • |
| 10. Referral facility (Subject to the requirements of Section 13-32.2 Referral facility). | • | C ² | C ² | C ² | • | • | • | C ² | • | • | • | • | • | C ² | C ² | • | • | • | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

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| 11.Single room occupancy residential hotel (subject to City Council Policy 500-5) | • | • | • | • | • | • | C ² | C ² | • | • | • | • | • | • | • | • | • | • | • | • | • |
| ACCESSORY USES | | | | | | | | | | | | | | | | | | | | | |
| 12. Reserved for future use. | | | | | | | | | | | | | | | | | | | | | |
| 13. Animals, keeping of | SEE TITLE 3, ANIMALS AND FOWL | | | | | | | | | | | | | | | | | | | | |
| 14. Antennas: Amateur radio, Satellite dish, Communication | SEE CHAPTER IX, ARTICLE 2, ANTENNAS | | | | | | | | | | | | | | | | | | | | |
| 15. Reserved for future use | | | | | | | | | | | | | | | | | | | | | |
| 15.1 Incidental residential use that includes a toilet in combination with a bathtub or shower. This applies to an accessory use contained in a detached structure, or contained within the main structure with no interior connection between the main and incidental use. | C | M C | M C | M C | • | • | • | • | • | • | • | • | C | M C | M C | M C | M C ³ | M C ³ | • | • | • |
| 16. Day care facilities (15 children or more) (see also Nursery schools) | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | • |

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| 17. Family day care - large (7-14 children) (subject to the requirements of Section 13-37 LARGE FAMILY DAY CARE HOMES) | P ² | P ² | P ² | P ² | • | • | • | • | • | • | • | • | P ² | P ² | P ² | P ² | P ² _{,3} | P ² ₃ | P | • | • |
| 18. Family day care - small (up to 8 children) | P | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P ³ | P ³ | P | • | • |
| 19. Garage/yard sales - no more than 2 events permitted a year, not to exceed 3 consecutive days | P | P | P | P | • | • | • | • | • | • | • | • | P | P | P | P | P ³ | P ³ | • | • | • |
| 20. Reserved for future use. | | | | | | | | | | | | | | | | | | | | | |
| 21. Home occupations (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS) | P ² | P ² | P ² | P ² | P ^{2,3} | P ² ₃ | P ² ₃ | P ² ₃ | P ² ₃ | P ^{2,3} | P ² ₃ | P ² ₃ | P ² | P ² | P ² | P ² | P ² _{,3} | P ² ₃ | P ² | • | • |
| 22. Home occupations that generate traffic and do not involve more than one customer/client at a time or more than 8 customers/clients per day (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS) | M C ² | M C ² | M C ² | M C ² | MC 2,3 | M C ² ₃ | M C ² _{,3} | M C ² _{,3} | M C ² _{,3} | MC 2,3 | M C ² ₃ | M C ² ₃ | MC 2 | M C ² | M C ² | M C ² | M C ² _{,3} | MC 2,3 | M C ² ₃ | • | • |
| 22.1. Nonresidential accessory uses in a residential development not otherwise specified in this table | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |

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| 22.2 Second Unit (subject to the requirements of CHAPTER V, SECTION 13-35, SECOND UNITS) | P ² | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 22.3 Temporary real estate and construction offices (subject to the requirements of CHAPTER IX, ARTICLE 10, TEMPORARY TRAILERS) | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² |
| INSTITUTIONAL AND RECREATIONAL USES | | | | | | | | | | | | | | | | | | | | | |
| 23. Cemeteries | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | C | • | • |
| 24. Churches and other places of religious assembly (Subject to the requirements of ARTICLE 4.5 DEVELOPMENT STANDARDS FOR CHURCHES AND OTHER PLACES OF RELIGIOUS ASSEMBLY) | C ² | C ² | C ² | C ² | C ² | C ² | P ² | P ² | C ² | C ² | P ² | P ² | C ² | C ² | C ² | C ² | C ² | C ² | P ² | C ² | • |
| 25. Civic and community clubs | C | C | C | C | C | C | P | P | P | P | C | C | C | C | C | C | C | C | C | • | • |
| 26. Convalescent hospitals; Nursing homes | • | C | C | C | C | C | C | C | • | • | • | • | • | • | • | • | • | • | P | • | • |
| 27. Country clubs; golf courses | C | C | C | C | • | • | • | • | • | • | • | • | C | C | C | C | • | • | P | C | • |
| 28. Crematories - See also Mortuaries services | • | • | • | • | • | • | • | C | • | • | C | C | • | • | • | • | • | • | C | • | • |
| 29. Fairgrounds; Outdoor festival (permanent) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | C | • | • |
| 30. Hospitals, general | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | P | • | • |
| 31. Libraries, privately-operated | C | C | C | C | • | • | C | C | C | C | C | C | C | C | C | C | C | C | P | C | • |
| 31a. Medical marijuana dispensary | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 32. Mortuary services without crematories | • | • | • | • | C | C | C | C | C | • | C | C | • | • | • | • | • | • | C | • | • |

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| 33. Nursery schools - see also Day care facilities for 15 or more children | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | • |
| 34. Parks and playgrounds | C | C | C | C | • | • | • | • | • | C | • | • | C | C | C | C | C | C | C | P | P | • |
| 35. Public offices and facilities, such as city halls, courthouses, police/fire stations, etc. | C | C | C | C | C | C | P | P | P | P | C | C | C | C | C | C | C | C | C | P | • | • |
| 36. Schools: primary, secondary and colleges | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | • |
| 37. Schools: trade and vocational | • | • | • | • | • | M C | P | P | P | P | M C | M C | • | • | • | • | P | M C | P | P | • | • |
| 38. Senior congregate care facility | • | C | C | C | C | C | C | C | C | C | • | • | • | C | C | C | C | • | C | • | • | • |
| 39. Swap meets | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | C | C | • | • |
| SPECIAL SEASONAL EVENTS | | | | | | | | | | | | | | | | | | | | | | |
| 40. Reserved. | | | | | | | | | | | | | | | | | | | | | | |
| 41. Christmas tree lots; Pumpkin patches; Fireworks stands; Produce stands (subject to the requirements of TITLE 9, CHAPTER II, REGULATION OF CERTAIN BUSINESSES) | • | • | • | • | P ² | P ² | P ² | P ² | P ² | P ² | P ² | P ² | • | • | • | • | P ² | P ² | P ² | P ² | • | • |

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| COMMERCIAL AND INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | | | | |
| 42. Acupressure; Massage (subject to the requirements of TITLE 9, CHAPTER II, ARTICLE 22, MASSAGE ESTABLISHMENTS AND PRACTITIONERS) | • | • | • | • | P ² | P ² | P ² | P ² | P ² | P ² | • | • | • | • | • | • | P ² | • | • | • | • | |
| 43. Adult businesses - See Sexually-oriented businesses | | | | | | | | | | | | | | | | | | | | | | |
| 44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| 45. Ambulance services | • | • | • | • | MC | M C | M C | M C | M C | M C | M C | M C | • | • | • | • | M C | M C | • | • | • | |
| 46. Amusement centers (subject to the requirements of CHAPTER IX, ARTICLE 5, ELECTRONIC GAME MACHINES) | • | • | • | • | • | • | C ² | C ² | C ² | C ² | • | • | • | C ² | C ² | C ² | C ² | • | • | • | • | |
| 47. Animal hospitals; Veterinary services (Kenneling only when incidental to principal hospital use) | • | • | • | • | • | C | C | P | P | C | C | C | • | • | • | • | P | • | • | • | • | |
| 48. Animal shelters, pounds, kennels, training schools | • | • | • | • | • | • | • | C | • | • | C | C | • | • | • | • | • | • | C | • | • | |
| 48a. Antique malls | • | • | • | • | • | • | P | P | P | • | M C | M C | • | • | • | • | P | M C | • | • | • | |
| 49. Artists, sculptors studios | • | • | • | • | P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • | |
| 50. Auction houses | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • | • | C | C | • | • | • | |

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| 51. Automobile - See Motor vehicle | | | | | | | | | | | | | | | | | | | | | |
| 52. Banks; Savings and Loans; and other Financial institutions | • | • | • | • | P | P | P | P | P | P | • | • | • | P | P | P | P | P | • | • | • |
| 53. Bars; Nightclubs - See Establishments where food or beverages are served | | | | | | | | | | | | | | | | | | | | | |
| 54. Barber and beauty shops | • | • | • | • | • | P | P | P | P | P | • | • | • | P | P | P | P | P | • | • | • |
| 55. Billiards parlors | • | • | • | • | • | • | C | C | C | C | C | C | • | C | C | C | C | C | • | • | • |
| 56. Botanical gardens; Zoos | • | • | • | • | • | • | C | C | C | C | • | • | • | • | • | • | • | • | C | • | • |
| 57. Bowling centers | • | • | • | • | • | • | C | C | C | C | • | • | • | • | • | C | C | • | • | • | • |
| 58. Breweries; Distilleries | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | • | • | • | • |
| 59. Reserved | | | | | | | | | | | | | | | | | | | | | |
| 60. Building supplies; Hardware stores (retail) | • | • | • | • | • | • | P | P | P | • | • | • | • | P | P | P | P | • | • | • | • |
| 61. Business services - See Offices | | | | | | | | | | | | | | | | | | | | | |
| 62. Car washes | • | • | • | • | • | • | C | C | C | C | C | C | • | C | C | C | C | C | • | • | • |
| 63. Carts - Outdoor retail sales in conjunction with an established business | • | • | • | • | • | M C | M C | M C | M C | M C | M C | M C | • | M C | M C | M C | M C | M C | M C | • | • |
| 64. Catering | • | • | • | • | • | M C | P | P | P | • | P | P | • | • | • | • | P | P | • | • | • |
| 65. Coffee roasting | • | • | • | • | • | • | • | • | • | • | M C | M C | • | • | • | • | • | • | • | • | • |

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|--|-----------|------------------|------------------|--------|--------|---|---------------------|---------------------|--------------------------|---------------------|---------------------|---------------------|---|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 66. Coffee roasting (in conjunction with establishments where food or beverages are served) | • | • | • | • | • | • | M C | M C | M C | M C | M C | M C | • | M C | M C | M C | M C | M C | • | • | • |
| 67. Commercial art; Graphic design | • | • | • | • | P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 68. Commercial testing laboratories | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | P | • | • | • |
| 69. Computer and data processing | • | • | • | • | P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 70. Contracting: General contractors; Operative builders | • | • | • | • | • | C | C | P | C | • | P | P | • | • | • | • | • | P | • | • | • |
| 71. Convenience stores; Mini-markets (subject to the requirements of CHAPTER IX, ARTICLE 16, LIQUOR STORES, CONVENIENCE STORES, AND MINI-MARKETS) | • | • | • | • | • | • | C ² | C ² | C ² | C ² | • | • | • | • | C ² | C ² | C ² | • | • | • | • |
| 72. Department stores (retail) | • | • | • | • | • | • | P | P | P | P | • | • | • | • | • | • | P | • | • | • | • |
| 73. Electronic game machines (4 or more), incidental to the primary use, (subject to the requirements of CHAPTER IX, ARTICLE 5, ELECTRONIC GAME MACHINES) –Excluding Amusement centers listed separately | • | • | • | • | • | M C ² | M C ² | M C ² | M C ² | M C ² | M C ² | M C ² | • | M C ² | M C ² | M C ² | M C ² | M C ² | • | • | • |
| 74. Engineering; Architectural; and Surveying services - See Offices | | | | | | | | | | | | | | | | | | | | | |
| 75. Entertainment, live or public | • | • | • | • | • | SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT | | | | | | • | SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT | | | | | | • | | |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ord. 98-5; 4/00 Ord. 00-5; 2/01 Ord. 01-1; 3/02 Ord. 02-4; 6/02 Ord. 02-12; 2/05 Ord. 05-2; 7/05 Ord. 05-11; 9/06 Ord. 06-18; 10/11 Ord. 11-10

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
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Costa Mesa Zoning Code

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX**

| LAND USES | Z O N E S | | | | | | | | | | | | | | | | | | | | |
|---|-----------|------------------|------------------|--------|--------|---|----------------|----------------|--------------------------|---------------------|----------------|----------------|------------------------------------|---|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|----|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 76. Establishments where food or beverages are served | • | • | • | • | • | SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED | | | | | | | • | SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED | | | | | • | • | • |
| 77. Exhibition of products produced on premises or available for wholesale distribution | • | • | • | • | • | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 78. Flower stands - See also Carts | • | • | • | • | • | M C | M C | M C | M C | M C | M C | M C | • | M C | M C | M C | M C | M C | M C | • | • |
| 79. Furniture repair and refinishing with incidental sales | • | • | • | • | • | • | P | P | P | • | P | P | • | • | • | • | • | P | • | • | • |
| 80. Grocery stores - See also Supermarkets; Excluding Convenience stores; and Liquor stores listed separately | • | • | • | • | • | • | P | P | P | P | • | • | • | M C | M C | M C | M C | • | • | • | ?? |
| 81. Hazardous waste facilities, Off-Site (subject to CHAPTER IX ARTICLE 9, OFF-SITE HAZARDOUS WASTE FACILITIES) | • | • | • | • | • | • | C ² | C ² | C ² | C ² | C ² | C ² | • | • | • | • | C ² | C ² | C ² | • | • |
| 82. Heliports; Helistops | • | • | • | • | • | • | • | • | C | C | C | C | • | • | • | • | C | C | C | C | • |
| 83. Hotels- - Excluding Motels listed separately | • | • | • | • | • | • | C | C | C | P | • | • | • | C | C | C | P | • | • | • | • |
| 84. Landscape services (installation and maintenance) | • | • | • | • | • | M C | M C | P | P | • | P | P | • | • | • | • | • | P | • | • | • |
| 85. Laundry, cleaning and garment services, including plants | • | • | • | • | • | P | P | P | P | P | P | P | • | P | P | P | P | P | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

- Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
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|---|-----------|------------------|------------------|--------|--------|--------|----------------|----------------|--------------------------|---------------------|----------------|----------------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 86. Leather tanning and finishing | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | C | • | • | • |
| 87. Limousine services | • | • | • | • | • | C | C | C | C | C | C | C | • | • | • | • | C | C | • | • | • |
| 88. Liquor stores (subject to the requirements of CHAPTER IX, ARTICLE 16, LIQUOR STORES, CONVENIENCE STORES, AND MINI-MARKETS) | • | • | • | • | • | • | C ² | C ² | C ² | C ² | • | • | • | • | • | • | C ² | • | • | • | • |
| 89. Lumber and building materials dealers, (wholesale) | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | P | • | • | • |
| 90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives • Manufacture of rubber (including tires), steel | • | • | • | • | • | • | • | • | • | • | P ² | P ² | • | • | • | • | • | P ² | • | • | • |
| 91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics | • | • | • | • | • | • | • | • | • | • | C ² | C ² | • | • | • | • | • | C ² | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ord. 98-5; 4/00 Ord. 00-5; 2/01 Ord. 01-1; 3/02 Ord. 02-4; 6/02 Ord. 02-12; 2/05 Ord. 05-2; 7/05 Ord. 05-11; 9/08 Ord. 06-18; 10/11 Ord. 11-10

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Costa Mesa Zoning Code

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|--|-----------|------------------|------------------|--------|----------------|----------------|----------------|----------------|--------------------------|---------------------|----------------|----------------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: <ul style="list-style-type: none">• Manufacture of flat glass• Manufacture of cement and structural clay products• Manufacture of concrete, gypsum and plaster products• Manufacture of abrasive and asbestos products• Manufacture of nonclay refractories and crucibles• Processing and preparation of clay, ceramic and refractory minerals | • | • | • | • | • | • | • | • | • | • | P ² | P ² | • | • | • | • | • | P ² | • | • | • |
| 93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: <ul style="list-style-type: none">• Meat and poultry packing plants• Grain mills• Sugar refining• Fats and oils processing mills• Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting) | • | • | • | • | • | • | • | • | • | • | P ² | P ² | • | • | • | • | • | P ² | • | • | • |
| 94. Massage - see also Acupressure (subject to the requirements of TITLE 9, CHAPTER II, ARTICLE 22, MASSAGE ESTABLISHMENTS AND PRACTITIONERS)) | • | • | • | • | P ² | P ² | P ² | P ² | P ² | P ² | • | • | • | • | • | • | P ² | • | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

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|---|-----------|------------------|------------------|--------|--------|--------|----------------|----------------|--------------------------|---------------------|----------------|----------------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 95. Medical laboratories | • | • | • | • | M C | M C | P | P | P | P | M C | M C | • | • | • | • | M C | M C | • | • | • |
| 96. Metal fabrication, welding, foundry, die casting (subject to Section 13-54(a) PERFORMANCE STANDARDS) | • | • | • | • | • | • | • | • | • | • | P ² | P ² | • | • | • | • | • | • | • | • | • |
| 97. Motels- (subject to requirements of CHAPTER IX, ARTICLE 8, MOTELS) Excluding Hotels listed separately | • | • | • | • | • | • | C ² | C ² | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 98. Motion picture and television studios | • | • | • | • | C | C | C | C | • | • | P | P | • | • | • | • | P | P | • | • | • |
| 99. Motion picture theaters and other theaters NOT WITHIN 200' of residential zones | • | • | • | • | • | • | P | P | P | P | • | • | • | • | • | • | P | • | • | • | • |
| 100. Motion picture theaters and other theaters WITHIN 200' of residential zones | • | • | • | • | • | • | C | C | C | C | • | • | • | • | • | • | C | • | • | • | • |
| 101. Motor oil, used - collection facility (subject to the requirements of CHAPTER IX, ARTICLE 9, OFF-SITE HAZARDOUS WASTE FACILITIES) | • | • | • | • | • | • | P ² | P ² | P ² | • | P ² | P ² | • | • | • | • | P ² | P ² | P ² | P ² | • |
| 102. Motor vehicle, Boat, and Motorcycle retail sales, leasing, rentals and service WITH 2 or more outdoor display parking spaces | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • | • | C | C | • | • | • |
| 103. Motor vehicle, Boat, and Motorcycle retail sales, leasing, and rentals WITH 1 or less outdoor display parking space and no service (subject to verification of parking availability) | • | • | • | • | • | • | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ord. 98-5; 4/00 Ord. 00-5; 2/01 Ord. 01-1; 3/02 Ord. 02-4; 6/02 Ord. 02-12; 2/05 Ord. 05-2; 7/05 Ord. 05-11; 9/06 Ord. 06-18; 10/11 Ord. 11-10

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| 103.1. Motor vehicle and Boat dismantling for salvage purposes | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 104. Motor vehicle service stations | • | • | • | • | • | • | C | C | C | • | • | • | • | • | • | • | C | • | • | • | • |
| 105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of CHAPTER IX, ARTICLE 3, CONCURRENT SALE OF ALCOHOLIC BEVERAGES AND MOTOR VEHICLE FUEL) | • | • | • | • | • | • | C ² | C ² | C ² | • | • | • | • | • | • | • | C ² | • | • | • | • |
| 106. Motor vehicle; Boat; and Motorcycle repair services (including body and paint work), NOT WITHIN 200' of residential zone (subject to Section 13-54(b)) | • | • | • | • | • | • | P | P | P | • | P | P | • | • | • | • | P | P | • | • | • |
| 107. Motor vehicle; Boat; and Motorcycle repair services (including body and paint work), WITHIN 200' of residential zone (subject to Section 13-54(b)) | • | • | • | • | • | • | C | C | C | • | C | C | • | • | • | • | C | C | • | • | • |
| 108. Nurseries (retail with no bulk fertilizer) | • | • | • | • | • | C | C | P | P | • | C | C | • | • | • | • | • | • | • | • | • |
| 109. Offices: Central administrative | • | • | • | • | P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 110. Offices: Engineering; Architectural; and Surveying services; Management; Consulting and public relations | • | • | • | • | P | P | P | P | P | P | P | P | • | M C | M C | M C | P | P | • | • | • |
| 111. Offices: General | • | • | • | • | P | P | P | P | P | P | M C | M C | • | M C | M C | M C | P | P | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

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| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 112. Reserved | | | | | | | | | | | | | | | | | | | | | |
| 113. Offices: Medical and dental | • | • | • | • | P | P | P | P | P | P | • | • | • | M C | M C | M C | P | M C | M C | • | • |
| 114. Offices: Services to businesses such as bookkeeping and data processing | • | • | • | • | P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 115. Off-street parking lots and structures including related maintenance buildings | • | • | • | • | C | C | C | C | C | P | C | C | • | • | • | C | C | C | C | C | P |
| 116. Off-street parking lots and structures, incidental uses within | • | • | • | • | M C | M C | M C | M C | M C | M C | M C | M C | • | • | • | M C | M C | M C | M C | M C | M C |
| 117. Oil fields; Oil wells (see CHAPTER XIV, OIL DRILLING) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 118. Pawn shops | • | • | • | • | • | C | C | C | C | • | • | • | • | • | • | • | • | • | • | • | • |
| 119. Photocopying; Blueprinting and related services | • | • | • | • | • | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 120. Photofinishing laboratories | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | P | • | • | • |
| 121. Photofinishing stores | • | • | • | • | • | P | P | P | P | P | • | • | • | • | • | • | P | P | • | • | • |
| 122. Photography: Commercial | • | • | • | • | P | P | P | P | P | P | M C | M C | • | • | • | • | P | M C | • | • | • |
| 123. Photography: Portrait studio | • | • | • | • | P | P | P | P | P | P | • | • | • | • | • | • | P | M C | • | • | • |
| 124. Physical fitness facilities | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • | • | C | C | • | • | • |

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|---|-----------|------------------|------------------|--------|--------|----------------|----------------|----------------|--------------------------|---------------------|----------------|----------------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 125. Printing and publishing | • | • | • | • | • | • | M C | P | M C | M C | P | P | • | • | • | • | P | P | • | • | • |
| 126. Recording studios | • | • | • | • | • | • | M C | M C | M C | • | M C | M C | • | • | • | • | M C | M C | • | • | • |
| 127. Recycling and collection facilities for nonhazardous materials | • | • | • | • | • | M C | M C | M C | M C | • | M C | M C | • | • | • | • | M C | M C | M C | M C | • |
| 128. Research and development laboratories | • | • | • | • | C | C | C | P | C | C | P | P | • | • | • | • | • | P | • | • | • |
| 129. Restaurants - See Establishments where food or beverages are served | | | | | | | | | | | | | | | | | | | | | |
| 130. Retail: General - Excluding Antique malls, Pawn shops, Supermarkets, Grocery stores, Convenience stores; and Liquor Stores listed separately | • | • | • | • | • | P | P | P | P | P | • | • | • | P | P | P | P | P | • | • | • |
| 131. Retail, incidental sales to the main use (subject to the requirements of Section 13-54(a) Incidental retail sales) | • | • | • | • | P | P | P | P | P | P | P ² | P ² | • | P | P | P | P | P ² | • | • | • |
| 132. Retail: Nonstore | • | • | • | • | P | P | P | P | P | P | P | P | • | P | P | P | P | P | • | • | • |
| 133. Rifle, pistol, and firing ranges | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | • | C | • | • |
| 134. Sexually-oriented businesses (subject to the requirements of TITLE 9, CHAPTER IV AND TITLE 13, CHAPTER IX, SEXUALLY-ORIENTED BUSINESSES) | • | • | • | • | • | P ² | P ² | P ² | P ² | • | • | • | • | • | • | • | P ² | • | • | • | • |
| 135. Skating rinks | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • | C | C | C | C | C | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

- Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
- This use is subject to the requirements of the referenced Municipal Code article or section.
- If residential uses exist, accessory uses shall be permitted.
- For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited

Costa Mesa Zoning Code

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX**

| LAND USES | Z O N E S | | | | | | | | | | | | | | | | | | | | |
|---|-----------|------------------|------------------|--------|--------|--------|--------|--------|--------------------------|---------------------|--------|--------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 136. Storage of chemicals and allied products (except as incidental use) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 137. Storage of explosives | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 138. Storage of fertilizer | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | • | • | • | • |
| 139. Storage of motor vehicles- outdoor (not including impound yard) | • | • | • | • | • | • | C | C | C | • | M C | M C | • | • | • | • | C | M C | • | • | • |
| 139a. Storage of motor vehicles- indoor only (not including impound yard) | • | • | • | • | • | • | P | P | P | • | P | P | • | • | • | • | P | P | • | • | • |
| 140. Storage of petroleum and coal products | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 141. Storage of rock, sand, crushed aggregate and gravel | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | • | • | • | • |
| 142. Studios: Dance; Martial arts; Music, etc. | • | • | • | • | • | • | P | P | P | M C | M C | M C | • | M C | M C | M C | P | M C | • | • | • |
| 143. Supermarkets - See also Grocery stores | • | • | • | • | • | • | P | P | P | P | • | • | • | M C | M C | M C | M C | • | • | • | • |
| 144. Tattoo parlors | • | • | • | • | • | • | C | C | C | • | • | • | • | • | • | • | C | • | • | • | • |
| 145. Tire sales and installation NOT WITHIN 200 feet of residential zone | • | • | • | • | • | • | P | P | P | • | P | P | • | • | • | • | P | P | • | • | • |
| 146. Tire sales and installation WITHIN 200 feet of residential zone | • | • | • | • | • | • | M C | M C | M C | • | M C | M C | • | • | • | • | M C | M C | • | • | • |
| 147. Tow companies with or without impound yard | • | • | • | • | • | • | C | C | C | • | M C | M C | • | • | • | • | • | M C | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ord. 98-5; 4/00 Ord. 00-5; 2/01 Ord. 01-1; 3/02 Ord. 02-4; 6/02 Ord. 02-12; 2/05 Ord. 05-2; 7/05 Ord. 05-11; 9/06 Ord. 06-18; 10/11 Ord. 11-10

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited

Costa Mesa Zoning Code

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

| LAND USES | Z O N E S | | | | | | | | | | | | | | | | | | | | |
|--|-----------|------------------|------------------|--------|--------|--------|----------------|----------------|--------------------------|---------------------|---------------------|---------------------|------------------------------------|------------------------------------|------------------------------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P |
| 148. Transfer station for refuse, sewage treatment | • | • | • | • | • | • | • | • | • | • | C | C | • | • | • | • | • | C | C | • | • |
| 149. Trucking: Local and long distance | • | • | • | • | • | • | • | C | • | • | P | P | • | • | • | • | • | C | • | • | • |
| 150. Warehouses, Mini (subject to the requirements of CHAPTER IX, ARTICLE 7, MINI-WAREHOUSES) | • | • | • | • | • | • | C ² | C ² | C ² | • | M C ² | M C ² | • | • | • | • | • | M C ² | • | • | • |
| 151. Warehouses, Public | • | • | • | • | • | • | C | C | C | • | P | P | • | • | • | • | • | P | • | • | • |
| 152. Warehousing of durable and nondurable goods EXCEPT livestock and poultry - See also Storage | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | P | • | • | • |
| 153. Wholesale trade of motor vehicles, boats and motorcycles WITH outdoor storage of vehicles | • | • | • | • | • | • | C | C | C | C | C | C | • | • | • | • | C | C | • | • | • |
| 154. Wholesale trade of motor vehicles, boats and motorcycles WITHOUT outdoor storage of vehicles | • | • | • | • | • | M C | M C | P | P | P | P | P | • | P | P | P | P | P | • | • | • |
| 155. Wholesale trade of durable, nondurable goods, EXCEPT livestock, poultry and perishable goods | • | • | • | • | • | M C | M C | P | P | P | P | P | • | P | P | P | P | P | • | • | • |

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
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